



City of Miami Springs, Florida

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, January 23, 2012, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:04 p.m.

The following were present:

- Mayor Zavier M. Garcia
- Vice Mayor Dan Espino
- Councilwoman Jennifer Ator
- Councilman Bob Best
- Councilman George V. Lob

Also Present:

- City Manager Ronald K. Gorland
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Finance Director William Alonso
- Comptroller Alicia E. González
- City Planner James H. Holland
- Recreation Director Omar L. Luna
- Elderly Services Director Karen Rosson
- City Clerk Magalí Valls

2. Invocation: Mayor Garcia offered the invocation.

Salute to the Flag: Students from Springview Elementary led the audience in the Pledge of Allegiance to the Flag.

Mayor Garcia presented baseball caps to the students who participated.

Agenda Item 3A was discussed after Agenda Item 3C.

3. Awards & Presentations:

3A) Presentation of the Comprehensive Annual Financial Report (2011 C.A.F.R.) for Fiscal Year Ending September 30, 2011 by the City's External Auditors Alberni Caballero & Company

Finance Director William Alonso informed Council that Néstor Caballero from Alberni Caballero & Company will present the results of another clean audit.

Néstor Caballero referred to the Comprehensive Annual Financial Report (C.A.F.R.) for Fiscal Year ending September 30, 2011, which had been distributed last week. He stated that the City is still financially strong and that it has a clean, unqualified opinion of the annual audited financial statements and last year's C.A.F.R. received an award for presentation from the Government Finance Officers Association (GFOA) and he expects to receive the same award for 2011.

Mr. Caballero explained that he would briefly review the financial statements and some of the major changes. Total assets of the City are \$37.5MM, which is a decrease from \$39MM in the prior year. He recommended that Council read the management discussion analysis on pages three through nineteen. He pointed out the graph on page eighteen showing the unreserved fund balance and the variation from a negative in 2002 to a high in 2009, and a slight decrease in 2010 and 2011 due to budgeting reserves to balance the budget.

Mr. Caballero reiterated that the decrease in total assets is due to use of cash and restricted cash to cover this year's operations and for the completion of capital projects. Total liabilities also decreased from \$9.1MM to \$8.3MM due to pay-offs of payables and principal payments. The net assets went from \$29.9MM to \$29.2MM.

Mr. Caballero noted that the unrestricted net assets total \$3MM for governmental activities and \$1MM for business-type activities. The business-type activities are the sanitation and stormwater enterprise funds and both had surpluses. The governmental activities had a decrease of unrestricted net assets by approximately \$1.5MM due to using cash to cover the budgeted use of reserves and the completion of the Curtiss Mansion and capital projects.

There are two sets of financial statements, which are the government-wide and governmental funds for business activities, according to Mr. Caballero. Governmental activities realized a loss of \$842,000 for the year and the business-type activities had a gain of \$133,000.

Mr. Caballero explained that the Governmental Fund financial statements are shown on page 22. The General Fund reflects the main operations of the City. In prior years, the Golf Course operations were in a separate fund and this year it was combined into the General Fund, along with the Hurricane Fund. Total assets in the General Fund decreased and the unreserved fund balance totals \$3.6MM, which is a decrease of \$600,000.

Restricted funds include Road and Transportation, Law Enforcement Trust Fund (LETF) and Capital Projects, according to Mr. Caballero. The Statement of Revenues and Changes in Fund Balance is shown on page 24 and it is difficult to compare this year to last year due to the inclusion of the Golf operations in the General Fund. There are increases in total revenues and expenses for the Golf operations; there was a loss of \$894,000 before transfers in and out in the General Fund and a net change loss of \$1.3MM for the year.

Mr. Caballero explained that out of the total \$1.5MM loss, \$600,000 affected the unreserved fund balance and the other amount was already in the assigned and restricted funds for use. A policy was set last year to keep the undesignated and unreserved fund balance at 25% of next year's operating budget, which is a conservative percentage and even with the decrease, it is still above the 25% level.

Mr. Caballero noted that the Sanitation and Stormwater Funds had increases in unrestricted net assets and the totals remain consistent with the prior year; there was a large increase in cash due to collections of receivables. He explained that transferring the sanitation fees to the tax bill through the Property Appraiser's office has helped with the collections.

Mr. Caballero added that the Sanitation Fund realized a surplus and even though the Stormwater Fund has an operating loss of \$94,000, there is \$142,000 in depreciation that is a non-cash item, which means that the fund is generating positive cash flow from operations.

Mr. Caballero referred to the Summary of Significant Accounting Policies on page 35, noting that there are commitments and restrictions on the fund balances for the next year. The General Fund includes a hurricane contingency of \$500,000, \$260,000 for pool improvements and \$180,000 for the elderly services building. When these expenses come in, they will not affect the unreserved fund balance.

The funding ratios on the employee pension plans are shown on page 47 and the General Employees' plan is funded at a 97.4% ratio, while the Police and Fire is at 96%, which is fantastic, according to Mr. Caballero.

Mr. Caballero explained that Other Post-Employment Benefits other than Pensions (OPEB) is a new requirement that is shown on page 51. The unfunded amount is \$1.4MM, which is the intrinsic value of promises made to retirees as far as being able to participate in the City's health insurance. He is not aware of any cities that have chosen to fund this at this time.

The budget versus actual report shown on pages 53 and 54 indicates that certain departments were over budget by small amounts and overall the General Fund came in under budget, according to Mr. Caballero. The statistical section provides ten years of data that can be used as a comparison.

Mr. Caballero stated that the Auditors' Report on Government Auditing Standards does not include any findings to report and the Management Letter required by the Auditor General does not report any deteriorating financial conditions for the City. The Federal Single Audit was required because the City spent more than \$500,000 of federal funds and this audit does not include any findings.

Mr. Caballero said that the Finance Department and the City did an excellent job and Miami Springs is one of the few cities that provide quarterly financial statements. He added that it is good to be able to present the report in January because it normally takes until March for other cities.

To answer the Mayor's question, Mr. Caballero responded that his firm had conducted the City's audit for eight years. He said that the firm has grown since that time and the City's financial condition had also improved from a deteriorating financial condition with a negative unreserved fund balance. He tracks the fund balance every year and it was heading in the wrong direction the last two years because of the recession.

Mr. Caballero added that funding from the Federal Government will continue to decrease in the future and the State funding depends on the economy and tourism. There has been talk about eliminating the local business tax and funding will continue to decrease, although property taxes are starting to stabilize.

City Manager Ronald K. Gorland thanked Mr. Caballero for doing a very thorough and detailed job. He added that the City was in a serious position eight years ago when Finance Director William Alonso was hired and he has been an incredible steward of the City's finances even during the couple of years when he was working with another City. He said that William Alonso deserves a great deal of thanks for what he has done and the direction he has provided.

Mr. Caballero complimented Mr. Alonso for turning the City around. He added that if the City had been in a deteriorating financial condition before the recession hit and property values dropped, the City could have been part of the County now.

3B) Officer of the Month Award – December 2011 – Detective Robert Barrios

Chief of Police Peter G. Baan presented the Officer of the Month Award for December 2011 to Detective Robert Barrios.

Chief Baan said that Officer Barrios came to the employment of the City fourteen years ago from Milam's Market. He began as a patrolman, became a motorman and now he is doing a great job as a Detective.

Lieutenant Steve Carlisle read the nomination letter, explaining that Detective Barrios was instrumental in apprehending the subject that perpetrated a robbery and obtaining a confession and he recovered \$8,000 in currency and \$13,500 in jewelry.

Detective Barrios thanked the City for the opportunity to prove himself on the job. He also thanked his supervisor for the nomination and said that it is a pleasure to work for him as a Detective. He introduced his family who was present.

3C) Certificate of Sincere Appreciation to James R. Borgmann

Mayor Garcia presented a Certificate of Sincere Appreciation to former City Manager James R. Borgmann. He said that it is an honor to give an award to someone who has been a true public servant to the City of Miami Springs. He recently learned more about Jim Borgmann at a reception for him at the Woman's Club and there is not a single organization in town that he has not touched and affected in a positive way.

Mayor Garcia said that Jim's many years of service to the City are appreciated. The residents and the City Council thank him from the bottom of their hearts for his dedicated service to the community with over seventeen years as a city employee, eight years as a Councilman and the longest serving Miami Springs City Manager from November 24, 2003, until January 2, 2012.

Former City Manager Jim Borgmann thanked his wife Karen and his daughter Storie who was born when he was serving on Council. He also thanked former City Manager Frank Spence who was present in the audience who gave him the opportunity to become the Assistant City Manager seventeen years ago.

Mr. Borgmann said that the City employees are the main key asset of city government and no dollar value can be placed upon them. He thanked the Mayor and Council for many years of support.

4. Open Forum:

User Fees

Nery Owens of 332 Payne Drive heard a proposal at the last Council meeting for monitoring the park restrooms for a cost of \$70,000 that would be presented again on this agenda for less money. She suggested that Miami Springs should begin charging for the tables and the pavilions at all the parks, similar to other neighboring cities, in order to help fund the restroom monitoring. She distributed flyers from the City of Doral. She added that the City should have a user fee for the Circle of \$3,000 for Police, Public Works and electricity. She asked Council to consider the residents first and to consider implementing user fees.

5. Approval of Council Minutes:

5A) 01-09-2012 – Regular Meeting

Minutes of the January 9, 2012 Regular Meeting were approved as written.

Councilman Best moved the item. Councilman Lob seconded the motion which was carried 5-0 on roll call vote.

6. Reports from Boards & Commissions:

6A) 01-10-2012 -- Recreation Commission -- Cancellation Notice

Cancellation Notice of the January 10, 2012 Recreation Commission meeting was received for information without comment.

7. Public Hearings:

None.

8. Consent Agenda:

8A) Recommendation that Council Approve an Expenditure of Law Enforcement Trust Funds in the Amount of \$3,295.00 for NITV Federal Services, LLC, for an Upgraded Computerized Voice Stress Analyzer, as a Sole Source Provider, pursuant to Section 31.11 (E) (6) (c) of the City Code

City Manager Ronald K. Gorland read the title of the award.

There was no discussion regarding this item.

Councilwoman Ator moved the item. Vice Mayor Espino seconded the motion which was carried 5-0 on roll call vote.

9. Old Business:

9A) Appointments to Advisory Boards by the Mayor and Council Members

None.

9B) Request for Additional Donation from the Miami Springs Historical Museum (MSHM)

City Manager Ronald K. Gorland read a memorandum from Finance Director William Alonso explaining that during the Fiscal Year 2011-12 budget process, Council approved a \$1,000 per month donation to the Miami Springs Historical Museum (MSHM) for the months of October, November and December 2011. Council further directed that MSHM provide a financial statement and fundraising plan before the end of the first quarter of FY 2011-12 so that a decision could be made on any future donations.

City Manager Gorland noted that the information was provided by MSHM to fulfill Council's request and representatives from MSHM are present at the meeting in order to address Council and respond to any questions or concerns.

Mr. Gorland also read the letter received from the Historical Museum requesting that Council continue the City's donation of \$1,000 per month for the next nine months. The letter explained that MSHM explored new avenues to increase visitors to the Museum, including rack cards that were placed at five locations within the Miami International Airport and future plans to advertise on-line and on the Historical Society's website. The letter also outlined details of other revenue producing events and fund raising prospects.

Councilwoman Ator commented that MSHM submitted a financial report for 2011. When the budget was prepared 1-1/2 years ago, Council advised the Historical Society that they needed to step up and provide their own funding sources and when they approached Council last summer they committed to do that. She feels that they have fulfilled the request and knows that they have been working to do this. She would have liked to have seen a budget going forward based on what income they plan for the year and she is happy to see that their balance is \$3,300.

Councilwoman Ator reiterated that the Historical Society had done what they were asked to do and Council can only ask them going forward to try to reduce the amount that the City is contributing.

Vice Mayor Espino agreed with Councilwoman Ator that he would have liked to see a budget going forward. The City assists many organizations, but there are none that are solely reliant on the City for their continued existence. Council took a position last year that the Historical Society should get some bearings on how to become more sustainable. He appreciates the 2011 report and their upcoming plans, but he cannot tell where they are going because the 2012 outlook is not clear.

Councilman Best noted that in the Historical Society's letter from Mr. Snook there was mention of discussions with Curtiss Mansion, Inc. (CMI) that he is grateful to see. He would like to see more commingling between the two organizations moving forward in terms of the City's history and what could develop at the Curtiss Mansion site. He concurred with the previous statements made that there is nothing to show the numbers forthcoming.

Councilman Lob was under the impression that Council would receive a budget going forward. He said that it seems like the Historical Society is attempting to raise the funds and he knows that fewer grants are available, but it is getting harder for the City to allocate funds for organizations. He would like more ideas for fundraising.

Mayor Garcia stated that the budget presented is identified as Year End Report 2011. He asked if the report was through December 2011, because he noticed that it includes \$17,400 income from Miami Springs.

Yvonne Shonberger, Director of the Miami Springs Historical Society, affirmed that the report is through the end of December and the \$17,400 includes the rent subsidy from the City for October, November and December 2011.

Mayor Garcia explained that the Historical Society is asking for \$9,000 for the remainder of this budget year.

Ms. Shonberger clarified that the amount requested by the Historical Society was reduced from \$1,600 to \$1,000 per month. She said that the artifacts, history and documents that the Historical Society has belong to all the people of Miami Springs. She asked to consider what would happen if they can no longer house the museum and if the City was prepared to take it over. She added that there are many valuable items in the museum.

Mayor Garcia made it clear that he was in favor of funding the museum this year and he wants the Historical Society to understand that the goal is to eventually phase out the funding. He knows that groups or organizations have offered to store the artifacts and CMI had offered to place historical items on display in the Curtiss Mansion.

To answer the Mayor's question, Vice Mayor Espino said that an inventory audit was to be conducted of the museum contents in order to determine what could be a part of the Curtiss Mansion collection and what items the South Florida History Museum would be willing to store. He added that this conversation took place three or four months ago and he does not know where the proposal stands now.

Mayor Garcia commented that the Historical Museum has a static display and there had not been an increase in paying customers to help make it self-sustaining. He knows that people are interested and perhaps there is a lack of marketing. He agrees that some financial support is needed from the City and how much and for how long must be determined. He sees that the various events are bringing in dollars and for that reason he will support funding this year.

Tom Snook, President of the Miami Springs Historical Society, stated that they have approximately \$10,000 in the coffers and they actually own the Museum. He explained that the Historical Society was originally created to save the Curtiss Mansion and they are happy that it has been restored.

Mr. Snook said that he is a consultant with the Broward Center and has a lot of contacts. He spoke with Jo Ellen Phillips about holding a Gala event that could bring in donors from the New World Symphony and the Broward Center in order to set up more exposure for CMI and benefit the Museum. He formerly worked for the New World Symphony and wrote two grants and they were very successful, and he feels good about getting new grants approved.

Mr. Snook assured Council that their intention is to decrease the funding requirement from the City. He is asking for Council to continue funding at this time.

Mayor Garcia clarified that funding was reduced to \$1,000 from \$1,600 per month. Council agreed to budget \$1,000 per month and funds for the first quarter were allocated. The Society is simply asking for the remainder of the funds for this fiscal year.

Councilman Best mentioned that this is an unusual circumstance in terms of historical archives for a City as old as Miami Springs and the fact that a private function has come forward on behalf of the City for maintaining the artifacts. He would hope that some day the Historical Society and CMI could merge in some fashion. He thanked the Historical Society for maintaining the historical archives.

Ms. Shonberger spoke with Jo Ellen Phillips about the idea of moving the log cabin (“The Hunting Lodge”) to the Curtiss Mansion grounds and the logistics in completing this task and the communication between the City and the Historical Society seems very complicated.

Councilman Best commented that moving the log cabin is another matter. He mentioned that it is good to know that Mr. Snook has contacts with the Broward Center and the New World Symphony relative to fundraising pertaining to the fine arts. Most cities already have historical departments that are totally funded and he thanked the Miami Springs Historical Society for preserving the City’s artifacts.

Councilwoman Ator said that Ms. Shonberger had contacted her about restaurant cards and asked if there were any leftover from the City’s birthday celebration.

City Manager Gorland said that the City did not have any cards leftover.

Ms. Shonberger clarified that the restaurant cards would be given to the Miami International Airport Neighborhood Relations Board. She has been trying to get the cards from the Chamber of Commerce and they are working on a new list. She added that Metro bus 42A runs from the airport to the Circle every half hour and a list of the restaurants could be marketed to people at the airport who would take the bus to Miami Springs.

Mayor Garcia commented that Ms. Shonberger presented a great marketing idea and he does not want to get off track with the agenda item. He agreed to give her any leftover restaurant cards.

Councilman Lob said that everyone is in agreement to continue the funding. He would like to see a budget for this year going forward and for the City to be advised of upcoming events so that the information can go out to the public.

Mr. Snook invited everyone to attend the Gala on April 29th and Ms. Shonberger advised that the Society will be holding a silent auction.

Councilman Lob moved to continue the funding for the next three months and to look over the budget.

To answer the Mayor's question, Mr. Snook offered to bring back a budget and marketing plan.

The motion died for lack of a second.

Councilwoman Ator moved to approve funding for the next nine months at \$1,000 per month. Councilman Best seconded the motion.

Mayor Garcia reiterated his request that a budget be submitted for the first quarter before March with a plan for the future and the projected outreach.

The motion was carried 5-0 on roll call vote.

Agenda Item 9C was discussed after Agenda Item 9F.

9C) Strategic Planning Report by Bill Busutil

Bill Busutil stated that the City Manager sent a Draft Strategic Plan document to Council based on the work that was done over the past two months on a strategic plan for the next five years for the City of Miami Springs. He reviewed the highlights of the plan, how it was developed, the major components and the next steps to finalize the plan.

Mr. Busutil explained that there were three community forums for residents, two community forums for business owners and one forum at the Senior Center. He met individually with the Mayor and each Councilmember, there were three work sessions with Senior Staff and he has had ongoing communication with the City Manager.

Mr. Busutil thanked the Mayor and Council for the quality of their participation, the residents who attended the forums and the Senior Staff who participated in the work sessions. He found a deep sense of caring for the community and the quality of the discourse was very good. The input was outstanding and he saw congruence from the elected officials, Staff, residents, business owners and the senior citizens on ways to move forward.

Mr. Busutil stated that the structure of the plan contains a Mission Statement that describes the overall purpose of the City government and a five-year vision. The overall vision describes where the City will be five-years from now if there is success with all the goals and objectives of the plan.

The plan contains a set of core values that represents the basic values of the community, according to Mr. Busutil. Five strategic areas were defined and the goals, objectives and strategies were developed, including Public Safety, Economic Development, Municipal Service Delivery, Financial Management and Communication.

Mr. Busutil stated that the Mission Statement was synthesized from all sources of input received and it represents the purpose of the City government and what the City should strive to achieve on an everyday basis. The mission is to protect the health, welfare and safety of the residents, property owners, business owners and visitors by delivering quality services at a reasonable cost, in a personalized manner.

Mr. Busutil suggested that Council should review the plan document very closely over the next week and give their input to the City Manager who will be in communication with him. They will tweak the plan as it moves forward based on the input and the revised draft would come back to Council. Once a final draft is approved, it could be placed on the City's website for a four-week period for the public to give their input before it comes back to Council for final adoption.

The five-year vision describes where the City should be five years from now and it should be a source of inspiration for the elected officials and professional Staff; it should foster action in a positive way toward achieving all the goals and objectives of the plan according to Mr. Busutil. It reads as follows:

"Our Vision for Miami Springs

In five years . . .

- *Our beautiful residential ambiance will be even more striking than it is today*
- *Our tax base will be strengthened and diversified, while our taxes are further reduced through targeted commercial development and annexation*
- *Both the quality and level of municipal services we provide will be enhanced in a fiscally responsible manner*
- *Miami Springs will be viewed both as the preferred community in which to live and raise a family . . .and as a choice destination for businesses and visitors"*

Mr. Busutil explained that within the five strategic areas there are a set of goals that represent the outcomes to achieve to be successful in that area, a set of measurable objectives, strategies/initiatives and key performance indicators. The objectives describe what needs to be accomplished in order to achieve the goals, the strategies/initiatives describe how to achieve the objectives and the key performance indicators will be tracked on an on-going basis to determine whether or not success is achieved in reaching the goals.

Mr. Busutil reviewed the highlights of each strategic area on overhead slides beginning with Public Safety. The goal is to enhance public safety and security and some objectives are to reduce traffic accidents by 15% by October 2015 and to reduce overall crime rates by 10% by 2015. Some sample strategies are to deploy a proactive crime prevention and detection team and to install and implement red light cameras. One of the key performance indicators is the number of police reports filed involving crimes.

Mr. Busutil continued with the review of the area of Economic Development, explaining that there was a very strong consensus from all components of the community to diversify the tax base and to encourage commercial development in targeted areas. The goal is to strengthen and diversify the tax base and one of the sample objectives is to increase the current 20% ratio of commercial tax revenue to 25% by October 2016.

Mr. Busutil explained that some sample strategies for Economic Development include the establishment of development guidelines that encourage business investment and to work closely with the Beacon Council, Miami International Airport and the Port of Miami to facilitate business investments within the City. Key performance indicators include the commercial tax base as it appears on the annual tax roll and the number of business licenses.

In the area of Municipal Service Delivery, Mr. Busutil said that one of the goals is to maintain the high standards of municipal services that support the ambiance of the neighborhoods. A sample objective is to continue to receive the annual Tree City U.S.A. and Growth awards and a sample strategy would be to obtain public input to determine general maintenance priorities of city-owned properties. A key performance indicator would be nominal based on whether or not the City receives the annual Tree City U.S.A. and Growth awards.

A goal in the area of Financial Management would be to guard the public trust with consistent, sound financial management practices, according to Mr. Busutil. One objective would be to maintain the City's reserves at 25% of budgeted expenditures and one strategy would be to strictly adhere to all Government Finance Officer Association (G.F.O.A.) guidelines for financial and budget presentations. A key performance indicator would be the ratio of reserves to budgeted expenditures.

Mr. Busutil explained that there is a strong desire to improve the ability to communicate with residents and the goal is to continue to improve communication; an objective is to achieve a minimum 90% customer satisfaction score on the City's ability to communicate effectively. Strategies/Initiatives include implementation of an annual resident satisfaction survey and to conduct two community forums per year. The community forums would focus on the status of achieving the objectives of the plan and to get resident input on how to better achieve them. A key performance indicator would include the results of an annual resident satisfaction survey.

Mr. Busutil stated that the plan is believed to be very manageable and Staff included the strategies they felt are worthy of pursuing and they can be adjusted on an annual basis or every six months based on the economy or funding constraints.

Mr. Busutil reiterated that the next step is to closely review the document and to give all input to the City Manager. He explained that if there are conflicting sources of input they can be brought back as discussion items before moving forward. Once the plan is adjusted, it can be placed on the website with a mechanism for people to view the plan and to contact the City with their input that will be brought up for discussion as well. Once the plan is in final form Council can adopt it and move forward.

Mr. Busutil thanked everyone and said that it was a pleasure to be involved in the strategic planning process.

Councilman Best thanked Bill Busutil for his presentation of the plan. He explained that he was judgmental about the process initially and now he sees some markers. Council now has all the information and the statistics can be monitored moving ahead. He noted that communication is one area that trumps the others and there are several media outlets available for the City's use, but consistently residents ask him about major events that take place. He would like to shed more light on the communication problem and how to get information out to everyone.

Mr. Busutil replied that if the community forums are tied to positive accountability regarding the plan, a dialogue can be started and the residents might tune-in more to some of the events that happen in between.

Vice Mayor Espino said that he saw Mr. Busutil in action and it is not easy to marshal everything together, especially the diverse opinions. He feels that the Consultant did an excellent job of creating the skeleton and he will be getting back with the City Manager in regard to some objectives and strategies. He added that he would like to tie some of the other plans the City has into this plan such as recreation and economic development. He would also like to tie the plan into the budget.

Councilwoman Ator thanked Mr. Busutil for his work. She said that she attended all the meetings except when she was out of town. She added that some of the forums were held twice due to the weather and they went well. She will take time to review the plan and get back with the City Manager.

Councilman Lob thanked Mr. Busutil for his time and effort. Some residents were skeptical of the meetings and he is hoping that those who attended will see that their comments made a difference and the next time a forum is held more people will show up. It is very important for the citizens to take part in the process because it is a way for them to give their vision of where the City should be. He would like to continue the process and the strategic planning meetings.

Mayor Garcia also thanked Mr. Busutil for a great job. He said that it was a wise decision to hire Bill and he thanked the former City Manager for recommending his services. The plan will be the official document to show what the residents of Miami Springs want and it solidifies the movement forward. The Mayor stressed the importance of notifying people by mail as one means of communication.

Agenda Item 9D was discussed after Agenda Item 10B.

9D) Recommendation that Council Approve an Expenditure to Superior Park Systems, Inc., Based on the Quote Provided in the Amount of \$6,360.25 for the Installation of 200 Linear Feet of Galvanized Steel Custom Fencing Including 12 ft. Access Gates Opening for Existing Soccer Field Fencing, pursuant to Section 31.11 (C) (2) of the City Code

City Manager Ronald K. Gorland read the title of the award.

Mr. Gorland stated that this is an attempt to restore the open playground at Stafford Park within the area that was fenced in to protect the turf. There were some complaints from residents that there was no play area after the fence was installed and the Mayor asked the Administration to look into the problem.

City Manager Gorland explained that the new design is a lateral fence that cuts off one section at the south end of the facility from the outfield to East Drive that can be opened for general play and the other area is still protected.

Men are playing soccer on the other side of the area; the sod is torn up and it is a dangerous situation so there are plans to install picnic benches to interfere with that kind of play, according to City Manager Gorland.

Recreation Director Luna agreed that many complaints were received from residents who want to use the park for unsupervised activities and he has tried opening the park on Sundays from 10:00 a.m. to 4:00 p.m. to allow use of the open field. He explained that closing the field has made a big difference in the maintenance of the field and it looks great. This allows more league play rather than pick-up play.

Mr. Luna stated that the new fencing will allow an area to be open to the public after school in the afternoon and it would still keep the integrity of the main field. The 12-foot access gate will allow repair trucks to have access to the field.

Mayor Garcia added that replacing the sod in the small play area is much less expensive than having to replace the entire field.

Councilwoman Ator was concerned about continuing to invest funds in Stafford Park because the City does not have control over the property and it could be taken back. She wants to make sure that this is taken into consideration when considering upgrades for Stafford Park. There had been some complaints about the heat and possibly adding more trees. She would encourage Staff to think about a tree program where residents can buy a tree or plant a memory tree similar to the brick program.

Vice Mayor Espino moved to approve the expenditure for the extension of the fence. Councilman Lob seconded the item which was carried 5-0 on roll call vote.

Vice Mayor Espino noted that the concrete barrier on the southwest corner of the tot-lot abuts to the jogging path. He is concerned that it could be a liability and asked Staff to look into the problem to see if something can be done.

City Manager Gorland commented that a yellow border could be done quickly and then Staff will see what else can be done.

Recreation Director Luna explained that before the playground is opened it must be inspected by Florida League of Cities Risk Management and they will advise what can be done. He knows that there are other obstacles that are too close to the jogging track.

Councilman Best reiterated the fact that the City does not own the Stafford Park property and this should be kept in mind. The area is also subject to major flooding.

Councilman Lob agreed with Mr. Luna that the fence had helped with the field maintenance issues and the fencing will help to save money.

9E) Recreation Facilities Restroom Analysis

Mayor Garcia asked Recreation Director Omar Luna if he had considered charging for the rental of the park pavilions as suggested by Ms. Owens during Open Forum.

Recreation Director Omar Luna responded that he was under the impression that the City could not rent the pavilions because they were donated to the City by an organization.

City Manager Gorland commented that the Tot-lot cannot be rented and Ms. Owens was speaking about the pavilions. The prevailing direction from Council in the past is that the pavilions were for the use of everyone on a first come or first serve basis. The Field House is rented for isolated parties and there is a rental fee for that purpose. He said that the policy can be reviewed and on occasions some people claim the pavilion and tables early in the morning for parties later during the day. The City has never charged for the pavilions or the canopies, but Staff will look at the possibility if Council gives direction.

Mayor Garcia requested an analysis of the pros and cons of instituting user fees for different scenarios. He said that the City does not own Stafford Park, but there are permanent structures like the concession building and the playground. He understands that the School Board is not planning use of the property and it will be a few years before they reconsider the lease. He suggested that a pavilion could be built at Stafford or the tiki huts are inexpensive to build and they could be rented in order to see what the return is.

To answer Councilwoman Ator's question, City Manager Gorland confirmed that the ball field and dog park at Peavy/Dove is property that belongs to the County Water and Sewer Department.

Recreation Director Luna explained that he revised his cost analysis and his recommendation is to open the restrooms on the weekend from 11:00 a.m. to 5:00 p.m. at Prince Field and Stafford Park, while the Peavy/Dove park restrooms would remain closed. There could be one Staff member assigned to duties for both parks and the employee would supervise the restrooms to make sure they are clean and maintained for the six-hour period by checking them every twenty to thirty minutes.

Recreation Director Luna estimated that the total cost for the remaining thirty-six weeks in the fiscal year would be \$4,222.80, based on one employee at \$8.50 per hour. If Council wants to assign an employee to each individual park the cost would double to \$8,445.60, fully burdened.

Recreation Director Luna stated that there are three holidays remaining in the year and he is recommending that the restrooms be open from 9:00 a.m. to 5:00 p.m. at both parks for a total cost of \$234.60. This estimate is based on the assignment of one Staff member to both parks.

In regard to weekdays, Mr. Luna met with Staff and they determined that Prince Field could be eliminated from the cost analysis due to the fact that the Senior Center is open at that time in the afternoon and they could use that facility. If the restrooms are open they can be monitored easily.

Recreation Director Luna stated that with the new playground at Stafford Park he felt it would be a good idea to have the restrooms open in the afternoon from 3:30 to 5:30 p.m. with one staff member assigned. The total cost is \$6,120 for the remaining 36 weeks in the fiscal year or \$7,038.00 fully burdened. The cost would double to \$14,076.00 if Council decides to monitor both Prince and Stafford Park.

The total cost for the remaining 36 weeks of the fiscal year fully burdened would be \$11,495.40 to cover the restrooms on the weekdays from 3:30 to 5:30 p.m. at Stafford Park, and the weekends and remaining holidays at both Prince and Stafford Park, according to Mr. Luna.

Councilwoman Ator stated that she is pleased with the revised proposal and would suggest shifting the timing when the time changes in March because the biggest use time could be outside of the identified times. She would hope that Staff would be willing to adjust the time based on the need and work within the proposed budget. She added that during the summer when it rains in the afternoon people might come out later and she hopes there could be some flexibility with the time.

Recreation Director Luna explained that Daylight Savings Time begins March 11th and runs through November, or thirty weeks in this fiscal year. Based on his analysis of an additional three hours or six hours total per weekend, the cost difference is approximately \$1,700.00. The holidays would be an additional \$87.00 and the weekdays would be \$1,000. The field at Stafford is closed for twelve weeks for maintenance, and the playground could be kept open to 7:30 p.m. The total difference is approximately \$2,900.

To answer Councilwoman Ator's question, Mr. Luna agreed that the hours could be adjusted during the summertime.

Mayor Garcia commented that the hours for the assigned Staff member should be flexible based on the weather.

Recreation Director Luna clarified that Staff is hired during the summer and they can help. He assured the Mayor that he would manage the hours.

Councilman Lob stated that there had been many requests for opening the restrooms and there is an associated cost that the residents are aware of and if at some point they do not like it they should let Council know.

Councilman Best complimented Mr. Luna for his diplomatic skills and his revised analysis. He asked if the recommendation is based on contingent Staff or additional hiring.

Recreation Director Luna responded that his proposal is based on current Staff.

City Manager Gorland added that part-time and temporary employees are restricted to a certain amount of hours. He said that they would try to give the hours to existing Staff, but they might have to add additional Staff based on what happens.

Recreation Director Luna explained that he would work with existing Staff to see how it flows and if they determine that additional Staff is needed they will make a proposal for next year's budget. His part-time Staff stays busy and he tries to limit their hours to 25-hours per week.

Councilman Best said that the total program, considering Daylight Savings time would be \$14,500 to keep the parks open until 8:00 p.m.

Councilwoman Ator clarified that Mr. Luna said that he does not need additional funds.

Councilman Lob agreed with Councilwoman Ator that Mr. Luna is going to work within the proposed budget and he would come back to Council if he does need additional funding above \$11,495.40.

Councilwoman Ator moved to approve the recommendation of the Recreation Department to expend funds for opening the bathrooms for the full amount of \$11,495.40. Councilman Lob seconded the motion, which carried unanimously on roll call vote.

Agenda Item 9F was considered after Agenda Item 9B.

9F) Recommendation that Council Approve Change Orders to Wrangler Construction, in the Total Amount of \$ 3,215.81, for Additional Work Performed Outside the Original Scope for the Senior Center’s ADA Covered Ramp and Driveway Project, Pursuant to §31.11 (E) (11) (A) (2) of the City Code

City Manager Ronald K. Gorland read the title of the award.

Mr. Gorland stated that on November 28, 2011, Council approved an award to Wrangler Construction for improvements to the Senior Center facility and construction of a new ADA ramp, awning, driveway and drop-off. Some site condition problems became evident during the demolition and construction phases that required certain changes to be made.

Council approval is sought for Change Order # 1 – additional four-inch concrete sidewalk and new ADA detachable warning surface; Change Order # 2 – additional one-inch asphalt surface and lime rock base; Change Order # 3 was cancelled; Change Order # 4 – demolition of existing exterior wall and replacement with concrete blocks; Change Order # 5 – engineering cost for railing calculations. The total cost is \$3,215.81 and funding is available in the Elderly Services budget.

Councilman Lob moved the item. Councilwoman Ator seconded the item.

Mayor Garcia referred to Change Order # 4 indicating that the portions of the existing wall were constructed with sheets of deteriorating plywood covered with stucco. He commented that the former Field House was converted to the Senior Center and there were unexpected findings during the improvements to the building. He added that this was only one section of the building and it could happen again if there are future improvements.

The motion was carried 5-0 on roll call vote.

10. New Business:

Agenda Item 10A was discussed after Agenda Item 9E.

10A) Resolution No. 2012-3536 – A Resolution of the City Council of the City of Miami Springs Providing for the Second Amendment to FY2011-2012 Budget; by Designating Funds from Intergovernmental Revenues and Appropriating Undesignated Reserves from the General Fund Revenues to Cover Authorized and Approved General Fund Expenditures; Providing Intent; Specifying Compliance with Budgetary Processes and Procedures; Effective Date

City Attorney Jan K. Seiden read the resolution by title.

City Attorney Seiden stated that paragraph two provides all the information on the budget change that is also verified in Exhibit “A” that is attached to the resolution.

Councilwoman Ator moved to adopt Resolution 2012-3536. Councilman Best seconded the item which was carried 5-0 on roll call vote.

Agenda Item 10B was discussed after Agenda Item 9C.

10B) Workshop Recommendations Regarding Calvin, Giordano & Associates' Presentation

City Manager Ronald K. Gorland read a memorandum from Richard D. Sala and Loraine Tappen of Calvin, Giordano & Associates, Inc. regarding further direction on Work Order # 2 Commercial Revitalization Aesthetic Theme Program implementation that was presented at the City Council Workshop Meeting of January 18, 2012.

“Calvin, Giordano & Associates (CGA) presented the Commercial Revitalization and Aesthetic Theme Program to the Revitalization and Redevelopment Ad-Hoc Committee and the Architectural Review Board on December 7, 2011, and to the City Council on January 18, 2012. The presentation reviewed the business façade, wayfinding and signage, and street and pedestrian scale lighting programs. The presentation included information on the development of the City’s motif and theme based upon the City’s history and architectural features and specific design themes for implementation.

In order to complete Work Order # 2, according to the City Council’s need and desires CGA is requesting action on the following items related to the Commercial Revitalization Aesthetic Theme Program implementation.

Business Façade Program

- *Approval of design elevations and motif for business façade program for N. W. 36th Street and Downtown Miami Springs*
- *Direct CGA to prepare an application process and return to the City Council for approval.*
- *Direct City Staff to work with CGA on budgeting and funding of program and bring back to City Council for approval.*

Wayfinding and Signage Program

- *Adopt Wayfinding and Signage identity, branding and thematic interpretation as presented at Workshop.*
- *Adopt recommended CGA pilot area for installation of wayfinding on Curtiss Parkway including intersections between Morningside Drive and Deer Run as budget allows.*
- *Direct staff to work with CGA on budgeting and proper hiring of contractors for implementation.*

Street and Pedestrian Scale Lighting

- *Adopt proposed lighting design package as presented at workshop.*
- *Adopt recommended CGA pilot area for installation of wayfinding on Curtiss Parkway including intersections between Morningside Drive and Deer Run as budget allows.*
- *Direct staff to work with CGA on budgeting and proper hiring of contractors for implementation.*

Direction on these items will allow CGA and City Staff to continue implementation at revitalization strategies that will ultimately impact economic development and quality of life for Miami Springs' residents and business owners. Please let us know if there are any questions about the proposed Aesthetic Theme program.

Mayor Garcia commented that Council held a Workshop meeting last week and since they could not vote on any items they asked that the item be placed on this agenda. He would like to look at the wayfinding and signage program, as well as the street and pedestrian scale lighting, followed by the Business Façade Program.

Mayor Garcia suggested starting with the way finding and signage program.

Councilwoman Ator asked if the three sections would be separated for consideration.

Mayor Garcia responded that he wanted to separate the three sections.

Councilman Lob would like to keep in mind that there must be a vision for Westward Drive and 36th Street before Council agrees on the street signage design.

Vice Mayor Espino said that the sections could be broken down for purposes of discussion. In terms of working towards a goal, the wayfinding and signage program was coupled very closely with the lighting element. Council can work on things simultaneously in terms of result and they will likely get quicker results for some of the items on page two since there is complete control. The façade program will take a private/public partnership to some degree.

Vice Mayor Espino stated that the conversation at the Workshop meeting was very good and he liked the fact that Council was presented a family of proposals in order to have a cohesive look for the various areas. The discussion was about sampling the signs and lighting in an area with high visibility at Curtiss and Deer Run and Morningside and Curtiss across from Fair Havens. He would agree with everything and this is direction to go further until CGA comes to a point where they need funding or budgetary considerations. He does not see anything out of line that was discussed at the Workshop.

Councilwoman Ator stated that she made it clear at the Workshop Meeting that she was distressed that the consultants did not take into account the Architectural Review Board's suggestions that Council adopted. As a result, she was challenged by Council that it was not true. She went back and looked at the minutes provided by the City Clerk and as usual, the minutes are not that clear, and she had the opportunity to watch the actual meeting of October 25th in regard to Work Order # 2. She said that in watching the webcast it was clearer than the minutes were.

Councilwoman Ator said that when the work orders were presented, Mayor Bain took issue with the cost of Work Order # 2 because from his perspective, there was no reason to reinvent the wheel. The Architectural Review Board did the work and Council expected the consultants to use what had been molded into the Architectural Review Board's vision and expand on that.

Councilwoman Ator explained that Work Order # 2 was revised and it came back on November 8, 2010, and she did not have the opportunity to watch that meeting because for some reason it was not on the webcast.

Councilwoman Ator stated that she cannot vote for the wayfinding and signage because the instructions were not followed. She probably could support the façade program and there should be more respect for what the boards do.

Councilman Lob asked Councilwoman Ator if she felt that the original signage design presented to Council would fit in with the style of the façade that Council is considering.

Councilwoman Ator commented that the first design was not perfect, but the architects serving on the Architectural Review Board seriously considered the fact that they were not looking to create something so specialized that it could never be produced in mass. She believes that the Architectural Review Board, as citizens and architects, incorporated some elements that make the signs more economical. She is not saying that they were perfect or that there are some elements from Calvin Giordano that cannot be used. If someone is given the instruction to look at the Architectural Review Board's design and to apply it, they should follow the instructions.

Councilwoman Ator stated that there are some elements of the design that she understands why they were changed. The pickets look too busy and multiple things on one side might be better, but she cannot understand throwing the entire recommendation out without having some explanation of why it does not work. She was told that the consultants are not going to provide the explanation.

Councilwoman Ator commented that she is going back to the Architectural Review Board and she will tell them that there is no information as to what was wrong with their proposal and the consultants felt that they did not have to provide an explanation, but Council voted for it anyway. She will tell them that she voted against it because there is no explanation and they should have provided one.

Councilman Best understands that there are architects on the boards and that they provide a valuable piece in formulating decisions, but Council hired a company to say how the City should move forward. He commented that the presentation from Calvin Giordano with the various renderings caught his attention, and with all fairness to the board, they do not have the resources available to be able to advise Council how to proceed.

Councilman Best stated that obviously the proposal from the consultants is not cheap. He added that architects do not always agree and they have their own ideas. Calvin Giordano is being paid good money to offer their opinions and he would like to at least see a vote for beginning on Curtiss Parkway so that the citizens can look at it. If Council elects not to do that then they are wasting money with both the board and Calvin Giordano.

Mayor Garcia read the three bullet points under the Wayfinding and Signage Program:

- Adopt Wayfinding and Signage identity, branding and thematic interpretation as presented at workshop.
- Adopt recommended CGA pilot area for installation of wayfinding on Curtiss Parkway including intersections between Morningside Drive and Deer Run as budget allows.
- Direct staff to work with CGA on Budgeting and proper hiring of contractors for implementation.

The Mayor clarified that there is no cost associated with the previous three bullet points; CGA is being asked to consider the pricing and do the work to find out how much it will cost. He asked for a motion on the Wayfinding and Signage Program.

Councilwoman Ator asked about the proper hiring of contractors for implementation. She wants to make sure that there would be multiple requests.

City Manager Gorland confirmed that the hiring of contractors would involve the regular procurement practices and the policies and procedures of the City would be followed every inch of the way.

Vice Mayor Espino **moved** to direct Calvin, Giordano to perform the tasks specified in the Wayfinding and Signage Program Program portion. He added that he would like to do all six at one time.

City Attorney Jan K. Seiden interjected and said that the reason Calvin, Giordano did this in this manner is because they were asked to lay out the work they are going to do. The first bullet point is to adopt the Wayfinding and Signage identity. He asked Council if they were going to adopt their recommendation. He said that the three bullet points are tied together and the Wayfinding and Signage Program and Street and Pedestrian Scale Lighting all go together; those six are virtually the same thing. He would agree that Council is not in a position to approve the first one.

City Attorney Seiden suggested that when making a motion if Council wants to take it to the next step, which is for CGA to get together with Staff to price it out in order to see if Council approves it going forward, from a price standpoint, then Council should approve all six together including the street and pedestrian scale lighting.

Vice Mayor Espino agreed with the City Attorney.

Mayor Garcia read the bullet points under Street and Pedestrian Scale Lighting:

- Adopt proposed lighting design package as presented at workshop.
- Adopt recommended CGA pilot area for installation of wayfinding on Curtiss Parkway including intersections between Morningside Drive and Deer Run as budget allows.
- Direct staff to work with CGA on budgeting and proper hiring of contractors for implementation.

Vice Mayor Espino moved to approve furtherance direction of Work Order # 2 as with regard to Wayfinding and Signage Program, as well as Street and Pedestrian Scale Lighting with the understanding that at any point in time any budgetary conditions or considerations be brought back to Council for further decision. Councilman Best seconded the motion.

In discussion, Councilman Lob stated that without a vision or a starting point the City will never acquire funding from any sources, which was seen during the process of building the Community Center. He is in favor of starting the process.

Vice Mayor Espino completely agreed with Councilman Lob. He added that CGA works for the City at Council's direction. The boards and Staff respond to Council and this is the moment to grasp the issue and seize a vision of how to move forward; it is Council's decision to make and it should not be pawned off on another board or entity.

The motion was carried 4-1 on roll call vote with Councilwoman Ator casting the dissenting vote.

Mayor Garcia stated that Council would move on to the first item and he would explain his thoughts as to why he wanted to separate the items. The last six bullet points that were approved encompass the vision of what was presented to Council and he feels that there should be more discussion in regard to the façade program. He loves the proposal and he wanted to make sure the other items were approved separately so that the process will begin.

Mayor Garcia continued to read the bullet points under the Business Façade Program:

- Approval of design elevations and motif for business façade program for N. W. 36th Street and Downtown Miami Springs.

The Mayor explained that the above was approved in concept before. He liked the presentations and loves the Moderne look and feel for this area and in speaking to potential investors for N. W. 36th Street they also like the design and are willing to buy into it. The Pilot House is moving forward, which is wonderful.

City Attorney Jan K. Seiden opined that it was wrong to include 36th Street in the Business Façade Program. In his opinion, N. W. 36th Street was already adopted by virtue of the adoption of the district boundary regulations. Those regulations were backed up by a presentation that showed the facades and in his opinion N. W. 36th Street is finished. In dealing with the façade now, Council is considering Downtown Miami Springs.

To answer Vice Mayor Espino's question, City Attorney Seiden clarified that the Airport Golf area and the Abraham Tract had not been addressed and this should be put aside, dealing with one thing at a time. He added that there was a presentation on N. W. 36th Street when the district boundary regulations were considered and it showed specific designs. He recalls at the Workshop that there were very imaginative ways of changing existing buildings into the Pueblo façade and more detail is needed.

The City Attorney recalled that the University of Miami produced a number of different facades that people could choose from and they were standardized so that the program could fit within the financial framework of the program. He feels that more detailed standards for designs are needed before approving something for the business area.

Vice Mayor Espino understood that what CGA presented was illustrative of the kind of façade program that could eventually be adopted. He knows that there are some specifics in regard to design elevations and agrees that the signage is further along than the façade element.

City Attorney Seiden said that Council had some specific designs in terms of the lighting and signage and as far as the Business Façade Program, Council only saw imaginative depictions and there should be specific design specifications if a property owner wants to change the façade. Council does not have enough information and they can ask for it to be brought back in some format before moving forward.

Vice Mayor Espino asked Mr. Sala for clarification as to what he was planning to work toward before moving ahead. He said that it does not seem that CGA would prepare standardized designs without Council's approval in concept. He asked if the next step was to do something along the lines of what the City Attorney is suggesting.

Richard Sala responded that what CGA presented was a sampling of buildings and how the façade program could be applied. They have learned in dealing with façade programs that the design should not be "canned" too much to the individual building because each owner and his architect or in working with the City Staff, they might have their own vision within the actual design.

Mr. Sala explained that the Pilot House is one example and they met with the architect who looked at the moderne design that was approved for 36th Street and the architect made an interpretation of what design fit the best with the building; it was reviewed and they worked together. He said that a book showing every façade is not how they plan to move forward and there needs to be individualism. Early on in the process, the former Mayor and others said that they did not want to corner the property owners into one design. If a façade is proposed that does not work with the building they would start working at that level or if it does fit they would work to fine tune the design.

Mr. Sala commented that the University of Miami drawings show that they took the entire line of buildings on Westward Drive and put a façade on them; they did not contact the owners or anything. He emphasized that it is a combination between the owner what the tenant wants to market and the City's input. The Business Façade Program is an application that does not apply to 36th Street.

City Attorney Seiden clarified that he only has a problem with the first bullet point under the Business Façade Program because it states "*Approval of design elevations and motif*" . . .

Mr. Sala explained that the design elevations and motif were approved with the overlay of the Pueblo/Mission and Moderne within the 36th Street ordinance. What is not included is the Business Façade Program and they must make sure that the program applies to that area.

The City Attorney suggested that the first bullet point should be changed to reflect that the motif and the elevations previously approved for the 36th Street District are now becoming applicable for the Business Façade Program for Downtown Miami Springs. He asked if this statement is accurate.

Mr. Sala replied that half of the statement is correct and they introduced many more at the last presentation.

City Attorney Seiden said that in the presentation he saw proposed façade changes for existing buildings. He asked if they are proposing the designs for more than one building. He did not see a motif or an elevation and would like something to look at. He believes in due process and he wants to make sure that someone who comes to the City who wants to use something has illustrations to look at. The Architectural Review Board may ask for information and if this is a design that is supplemental to N. W. 36th Street it must be shown.

Vice Mayor Espino explained that what was presented for Westward Drive was the same that CGA presented for N.W. 36th Street. They took existing buildings and imposed upon them different variations of two motifs. The same was done for Westward Drive; the angles may be different.

City Attorney Seiden agreed with Vice Mayor Espino, but Mr. Sala said that there is something else and he does not know what that is.

Vice Mayor Espino commented that the façade program itself has not been adopted.

City Attorney Seiden reiterated that he wants to know what CGA is asking for when they say “approval of design elevations and motif.”

Mr. Sala responded that CGA is referring to the slides that were presented and nothing more or less.

City Attorney Seiden asked for clarification if the Streamline Moderne and Pueblo design also applied to Downtown Miami Springs.

Vice Mayor Espino commented that Council must approve the design for Westward Drive.

Mayor Garcia said that there must be discussion about which direction to head in and Council might be prepared to consider the motif layout now.

Councilman Lob stated that Council approved a design for the signage and if the same motif is not followed for Westward Drive or Downtown then it makes no sense.

Councilman Best said that the Pueblo style for the Downtown Business Façade Program makes sense.

City Attorney Seiden clarified that Council must determine if they approve one or both designs.

Councilman Lob would like to approve one theme for Downtown and Westward Drive and it should be the Pueblo style. He said that on N. W. 36th Street the Streamline Moderne shows movement and Westward Drive should be more calming.

Councilwoman Ator did not have a problem with both designs if it makes more sense, but one design is fine also. She would ask the City Planner for his opinion about updating the City Code because the design elevations for 36th Street were done by revising the Code. She is not sure if the Code is in a place that is sufficient for what Council is considering for Downtown or if that is something that needs another work order.

Mayor Garcia and Vice Mayor Espino suggested making it a condition once Council decides what they want.

City Attorney Seiden added that there might need to be an amendment to the Central Business District (CBD) and Neighborhood Business District (NBD) for those areas where it is applicable. Council might want to make it applicable to the entire CBD and NBD, with the understanding that some areas are remote. He said that there would probably be an amendment, at least by reference, to the sections of the 36th Street District that describe the Pueblo look.

City Planner James Holland stated that there would be regulations in the Zoning Code to implement the program. He questions whether it would be advisable to dictate an architectural motif for the Downtown area in the Pueblo style on existing buildings when this is already an issue on 36th Street.

The City Planner referred to McDonalds who applied for and was granted sixteen variances from the provisions of the N. W. 36th Street district. Had those variances not been granted, they would have abandoned the project and not done any renovations.

City Planner Holland stated that if 36th Street is geared toward attracting hotels and the Sheridan or Hilton chain wants to build 500 room hotels, the Code specifies that the design must be either Moderne or Pueblo style without corporate identity. This could discourage development rather than encourage it.

Mayor Garcia explained that in the situation mentioned by the City Planner, the hotels would make their proposals that would have to go through the process and Council would decide whether or not to grant a variance.

City Attorney Seiden said that with all due respect to the City Planner, his comments are a different argument for a different day. The question before Council is related more to a façade situation and if a specific motif is required or encouraged.

City Attorney Seiden added that the City is a built-up community and if someone demolishes a building, that is a different ball game. If McDonalds had been a ground up project there is support for the position that the City should have some identity included. There is a big difference between ground up and renovation. There might be some things that were discovered that require amendments to N. W. 36th Street relative to implementation of the Code that will be brought to Council at a later time, but now the discussion is related to Downtown and imposing a particular motif.

Mayor Garcia commented that he was involved in the façade program when it was first presented and it did not happen, but some property owners like Mr. Santana took it upon themselves to improve their buildings.

City Planner Holland referred to the 2001 Dover Kohl study that he feels is still valid. They suggested focusing on the small town charm and not worrying about theme or similarity of structures.

Vice Mayor Espino felt that the problem is depressed property values and depressed rental rates and Council is trying to raise the entire area in order to make it viable. The design specifications will provide the parameters. He said that Miracle Mile is a hodgepodge of different designs and they are still evolving and they have not been able to achieve the success of other redeveloped areas throughout the State.

City Planner Holland stated that he is urging caution and he does not want to force the property owners to do something without having different options.

Councilman Best referred to other cities that used samplings of redevelopment at the desire of the governing bodies and then everything fell into place.

Mayor Garcia stated that he is okay with the Pueblo theme.

City Attorney Seiden suggested that Council could approve bullet points two and three.

Mayor Garcia asked how bullet point one could be amended to include the Pueblo theme.

City Attorney Seiden clarified that bullet point one should read “Approval of design elevations and motif for the Business Façade Program for Pueblo style development in Downtown Miami Springs”.

Vice Mayor Espino said that it should include the implementation of the program on 36th Street based on the zoning code.

City Attorney Seiden pointed out that 36th Street is already in place; this is only related to Downtown.

Vice Mayor Espino explained that the zoning code includes architectural guidelines for 36th Street, but there is no façade program. The proviso for bullet point one is that the zoning code for Westward Drive must be established with architectural elements of Pueblo.

City Attorney Seiden added that the motif could be split between Downtown and 36th Street.

Councilman Best moved to approve the Business Façade Program for Downtown and 36th Street based on the bullet points mentioned in the presentation to Council by Calvin, Giordano and to provide the recommendation on the financing to go along with it moving forward.

City Attorney Seiden explained that something more specific is needed.

Councilman Best asked if something more specific is needed relative to the motifs and the Mayor responded “yes”.

Councilman Best moved to approve the business façade program with the understanding that the first bullet point be changed to reflect that the design elevations and motifs for the business façade program for Downtown Miami Springs would be Pueblo style only and that the business façade program for the 36th Street District would be for both Pueblo and Streamline Moderne. The motion was carried 5-0 on roll call vote.

11. Other Business:

11A) Presentation of the First Quarter Fiscal Year 2012 Budget Report (Unaudited)

Finance Director William Alonso stated that usually after the first quarter he is not in a position to provide estimates on what the fund balance will be at year-end. He pointed out that a new report is provided that is called Status of the Designated Fund Balance on page 17 and this report will be provided every quarter.

Mr. Alonso noted that Recreation has a deduction of \$31,101, leaving a balance of \$22,535 and the amendment that was approved this evening will bring the balance down to approximately \$5,000.

Finance Director Alonso mentioned that he does not like to make projections in the first quarter, but there will be a savings of \$116,000 that came about as a result of hiring Ronald Gorland as City Manager because that amount was originally budgeted for a payout in case he was not selected.

Finance Director Alonso noted that Golf Course revenues are up 13%; revenues for the period ending December 31, 2010 were \$224,030 and they are \$253,460 for the period ending December 31, 2011. The Golf Course loss for the first quarter ending December 31, 2010 was \$148,097 and it was reduced to \$88,591 for the period ending December 31, 2011, or a 20% reduction. Golf Director Mike Aldridge reminded him that these results were achieved while the golf course was closed for three full days, as well as eleven half days during that quarter due to inclement weather.

Councilman Best asked if there was an explanation of the savings on the Golf Course and how it came about.

Finance Director Alonso said that Golf Director Aldridge advised him that more people are coming out to play. In addition, maintenance costs went down 8% from \$223,000 to \$205,000, mainly due to the new irrigation system. Pro Shop costs were about the same at \$127,000 and the key is that there was almost \$30,000 more in revenues. Driving Range revenues were up by almost \$6,000 or 30% and rounds were up by almost 10%.

Mayor Garcia was happy to see the increase in revenue. He asked if the play is being tracked to see where the players are coming from or how they heard about the Golf Course.

Finance Director Alonso replied that Golf Director Aldridge tracks the people coming in.

City Manager Gorland commented that Mr. Aldridge does the best he can to track the play, but when the Golf Course is busy in the mornings there is no time. After the fact, he tries to enter the information in the Golf Track system. He added that the e-mail system was attempted and it did not work.

Mayor Garcia informed Mr. Gorland that he has some creative ideas to help the Golf Course and the Recreation Department in order to have people sign-up and submit information.

City Manager Gorland stated that people who come to the Recreation Center are very willing to give their e-mail addresses and it is not the same at the Golf Course.

Mayor Garcia asked if Mr. Aldridge could send him the list of the information that he has so that he can see where the play is coming from. He added that more diverse marketing is being done for the Golf Course that is necessary to generate revenue. The maintenance of the course and the new irrigation system is making the Golf Course beautiful and people are spreading the word and coming back to play.

Councilman Best recalled that during the budget process Council discussed marketing and tracking play at the Golf Course extensively. He asked if the Vermont System that was installed approximately seven years ago was being used for this purpose.

City Manager Gorland commented that the information can only be acquired in writing because the credit card does not come with an e-mail address. He felt that part of the problem is that a lot of people are not local residents.

Councilwoman Ator suggested asking for their name and the city where they live in order to have some idea. It seems that when there are return players they could be identified in the system.

City Manager Gorland replied that the data base program does not work very fast and it has been a problem for many years. He will have Golf Director Aldridge make a presentation so that Council understands what is being done and to entertain new ideas. He spoke to Mr. Aldridge about the possibility of acquiring a marketing expert in golf who can offer suggestions.

City Manager Gorland said that the primary selling point is the condition of the Golf Course and word of mouth will bring in far more golfers than anything else. The treatment of the golfers when they arrive and the condition of the Golf Course is most important and that is what should be considered. He added that there is an internal organization change that will be presented to Staff that will bring more attention to the Golf Course.

Councilwoman Ator commented that there might be some information technology issues involved.

City Manager Gorland noted that there should be a way to track the credit cards. It seems that people who normally play at Doral or Miami Beach are beginning to play in Miami Springs and those are the people that need to come back.

Vice Mayor Espino was also happy to see the positive revenue numbers for the Golf Course. He wanted to review the 8.1% decrease in maintenance and the only discrepancy he sees is a \$20,000 difference in operating supplies. He would like to ask Golf Director Aldridge what is included in operating supplies and how it was possible to save \$20,000 in the first quarter. He commented that either they purchased fewer supplies or maybe the invoices did not come in until the next quarter.

Finance Director Alonso clarified that Operating Supplies includes more than chemicals and fertilizers and there were many parts that were previously purchased for the old irrigation system that were covered under this account. He offered to provide a breakdown of Operating Supplies.

Vice Mayor Espino noticed an increase in building and other permits in the Building Department, and a decrease in plumbing and mechanical permits. He asked if this was caused by a lag and if those permits would eventually catch up with the general permits.

City Manager Gorland explained that a full analysis would be required, but it usually depends on the type of business that is applying for permits. He said that for large development projects there could be a lag that would eventually catch up and the majority of the business is still residential and smaller projects.

Vice Mayor Espino said that the fitness room membership is down compared to the same time period last year. This might be a sign of the difficult economy, but in terms of marketing he wants to make sure this continues to be addressed. He noted that there is an increase in Recreation personnel and operating costs.

Finance Director Alonso responded that personnel increased from \$166,000 to \$172,000 based on additional recreation staff that was approved by Council in a budget amendment. He offered to provide an analysis of the increased operating costs.

Councilman Lob commented that last year was the first year for the Community Center operation and the numbers were revised.

Councilwoman Ator said that the financial statement provides a breakdown for Administration, Pool, Tennis, and Maintenance for the quarter ending December 31, 2011, but they are consolidated together for 2010. She asked if both years could be broken out in order to have a better idea, which should be easy to do, and Mr. Alonso agreed.

Councilwoman Ator stated that the information is helpful, especially in regard to Golf. She thanked Finance Director Alonso for his report.

Mayor Garcia explained that during the budget process Council discussed the projected change in the fund balance and agreed that if there was a savings they might reconsider the longevity pay. He would like to consider the possibility and asked the Administration to come back with some numbers for longevity pay at the next meeting.

Finance Director Alonso advised Council that in order to provide more transparency to government, the City website under the Finance Department now includes a vendor check register. The residents will be able to see the checks that were issued during the month, who they were payable to and for what purpose. There is an e-mail address that residents can respond to if they have any questions or suggestions.

12. Reports & Recommendations:

12A) City Attorney

None.

12B) City Manager

Baseball Registration

City Manager Ronald K. Gorland reported that baseball sign-ups are held at Prince Field, Monday through Thursday from 6:00 to 7:30 p.m.

Daddy/Daughter Date Night

City Manager Gorland announced that the Daddy/Daughter Date Night will be held on Saturday, February 11th.

Stafford Park Tot-lot

City Manager Gorland reported that the Stafford Park Tot-lot was originally scheduled to be finished by the end of this week but there is a problem with the artificial turf and now it looks like completion will be in mid-February. A ribbon cutting ceremony will be planned.

12C) City Council

Alexander Markov Concert

Councilwoman Ator reminded everyone of the Alexander Markov concert at Fairchild Gardens for ED Bucks on Friday, January 27th.

Food Trucks

Councilwoman Ator reported that a food truck event will take place on Canal Street on Saturday, January 28th.

All Angels Domino Night

Councilwoman Ator reminded everyone of the All Angels Domino Night on Saturday, January 28th.

All Angels Silver Ball

Councilwoman Ator announced that All Angels will be holding their Silver Ball on Saturday, February 4th and she would appreciate support this year.

All Angels Valentines Service

Councilwoman Ator reported that on Sunday, February 12th, All Angels will hold a Valentines Day couples service when all couples are blessed, followed by a brunch and tea dance.

Taste of the Springs

Councilwoman Ator announced that Taste of the Springs will take place on Sunday, February 12th.

All Angels Movie Night

Councilwoman Ator stated that the next All Angels Movie Night is planned for Friday, February 17th. The last Movie Night was very successful and she anticipates another success next month.

Birthday Celebration

Councilwoman Ator announced that her husband will celebrate his 40th birthday on February 18th.

Miles for Marli

Councilman Lob urged everyone to support the Miles for Marli Walk on Saturday, January 28th.

Poker Tournament

Councilman Lob announced that the Rotary Club will hold their Poker Tournament on Saturday evening, January 28th at the Lions Club.

Optimist Club Barbecue

Vice Mayor Espino congratulated the Optimist Club for their successful 2nd Annual Barbecue Blast.

Miles for Marli

Vice Mayor Espino stressed the importance of supporting Miles for Marli on Saturday, January 28th at 12:00 noon. The Wolff family is in his thoughts and prayers and there are many who are helping to support them in different ways.

Human Trafficking Conference

Vice Mayor Espino is hosting a Human Trafficking Conference at Florida International University Law School on Friday, January 27th. This is a more pervasive problem that many people think since Miami is a gateway to the Americas and people are not aware of forced slavery and prostitution.

January 31, 2012 Election

Vice Mayor Espino reminded everyone to vote on Tuesday, January 31st.

Miami-Dade County Days

Vice Mayor Espino announced that Miami-Dade County Days in Tallahassee will take place on February 1-2, 2012.

Relay for Life

Vice Mayor Espino reported that the Cancer Relay for Life is a little more than one month away in the beginning of March. The teams are fundraising and the season continues far beyond the actual Relay for Life. He urged everyone to be attentive to the fundraising events and to get involved.

Council Dialogue

Councilman Best commented that there was good dialogue at the Council meeting tonight.

Pelican Playhouse

Councilman Best said that it was too soon to comment on the next Pelican Playhouse production, except that someone sitting at the dais has a family member in it who he is finding to be quite the little actor.

Miles for Marli

Mayor Garcia echoed the plea to encourage support of the Miles for Marli event at Stafford Park on Saturday, January 28th. He said that it is a very important cause for Marlene Wolff and her family. He stressed the importance of being healthy and waking up every day.

Early Voting

Mayor Garcia reminded everyone that early voting for the January 31st election started on Saturday, January 21st and it will run through Saturday, January 28th from 7:00 a.m. to 7:00 p.m. The early voting locations are listed on the website.

Council Dialogue

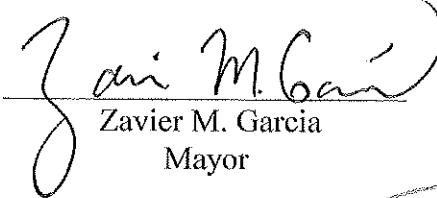
Mayor Garcia thanked Council for the wonderful dialogue and even though they agree or disagree on issues they all want what is in the best interest of Miami Springs.

City Manager

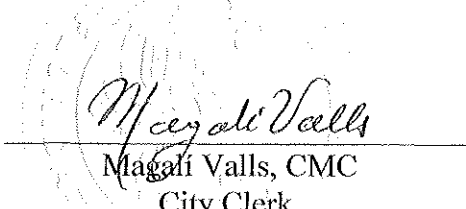
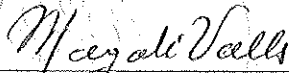
Mayor Garcia complimented City Manager Gorland for doing a great job, especially with communication, which is the key.

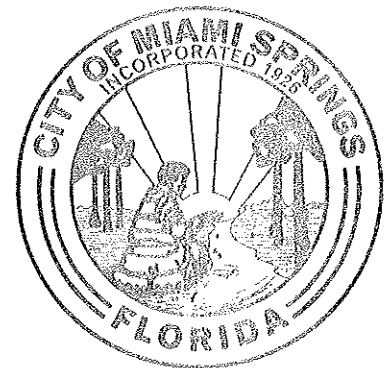
13. Adjourn.

There being no further business to be discussed the meeting was adjourned at 10:28 p.m.


Zavier M. Garcia
Mayor

ATTEST:



Magali Valls, CMC
City Clerk



Approved as written during meeting of: 2/13/2012.

Transcription assistance provided by Suzanne S. Hitaffer.